

20170731000273930
07/31/2017 01:13:13 PM
DEEDS 1/2

This instrument was prepared by:

The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, Alabama 35243
(205) 443-9027

Send Tax Notice To:

D. Elwyn & Debby Bearden
153 Hidden Creek Cove
Pelham, Alabama 35124

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

) KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That, in consideration of \$81,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Adrienne J. Pruitt, a single person and Kristofer P. Pruitt, a single person (the "Grantor", whether one or more), whose mailing address is 1403 Douglas St. Opelika, AL 36801, do hereby grant, bargain, sell, and convey unto D. Elwyn Bearden and Debby Bearden (the "Grantees"), whose mailing address is 153 Hidden Creek Cove, Pelham AL 35124, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 153 Hidden Creek Cove, Pelham, AL 35124; to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to:

- (1) ad valorem taxes for the current year and subsequent years;
- (2) restrictions, reservations, conditions, and easements of record, if any; and
- (3) any minerals or mineral rights leased, granted, or retained by prior owners.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30-day period, Grantee is further prohibited from conveying the property for a sales price greater than \$97,200.00 (120% of short sale price) until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants, and upon the death of either of them, then to the survivor in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$0.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Adrienne J. Pruitt and Kristofer P. Pruitt has/have hereunto set his/her/their hand(s) and seal(s) this 27th day of July, 2017.

Adrienne J. Pruitt

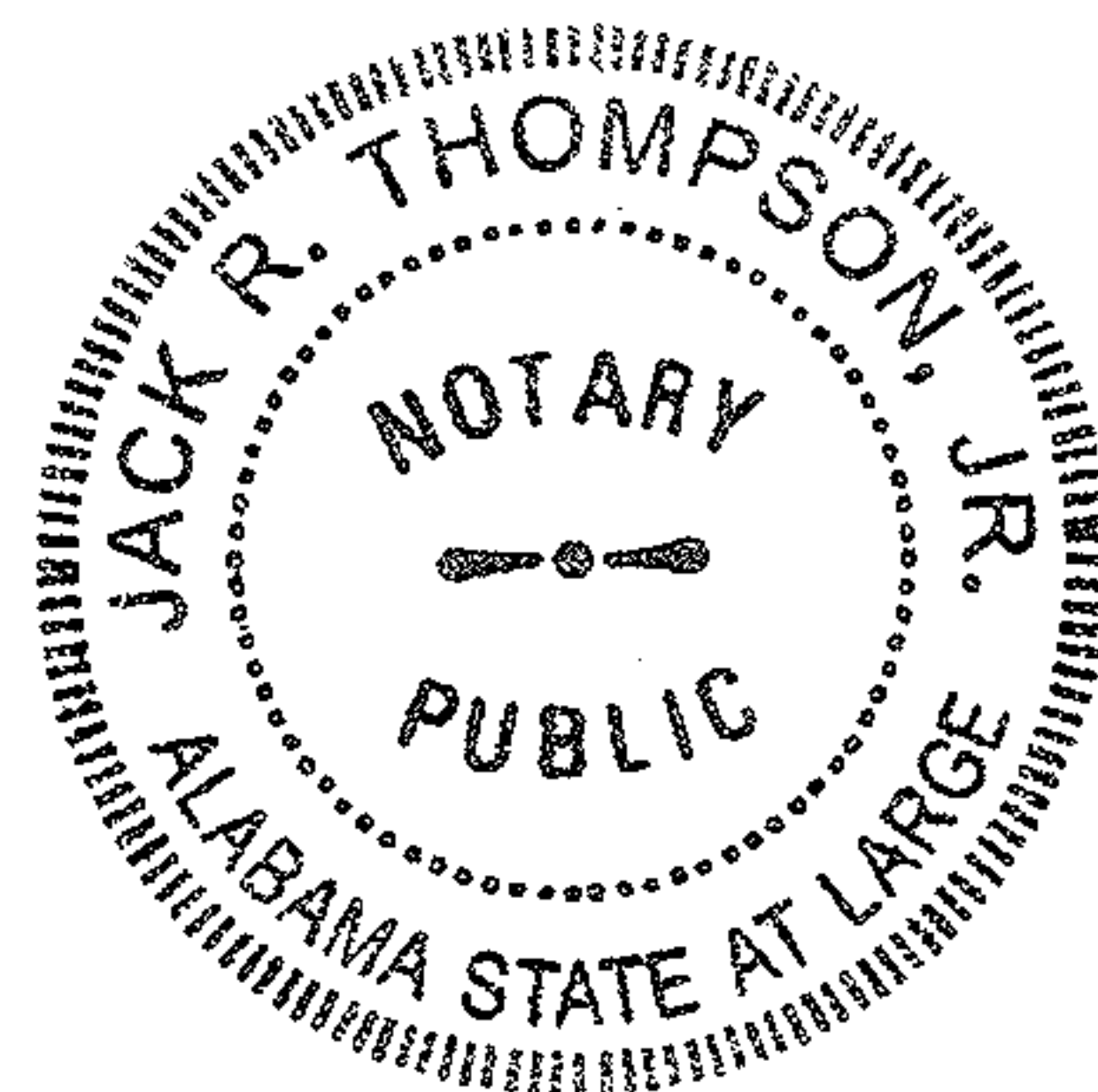
Kristofer P. Pruitt

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Adrienne J. Pruitt and Kristofer P. Pruitt, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 27th day of July, 2017.

Notary Public
Commission Expires: 10/31/2020



S17-1769CDF

EXHIBIT "A"
Legal Description

Lot 2, according to the Survey of Hidden Creek Townhomes, Phase II, as recorded in Map Book 28, Page 37, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/31/2017 01:13:13 PM
\$99.00 CHERRY
20170731000273930

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.